HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Ottawa[1]

Date Released: July 2017

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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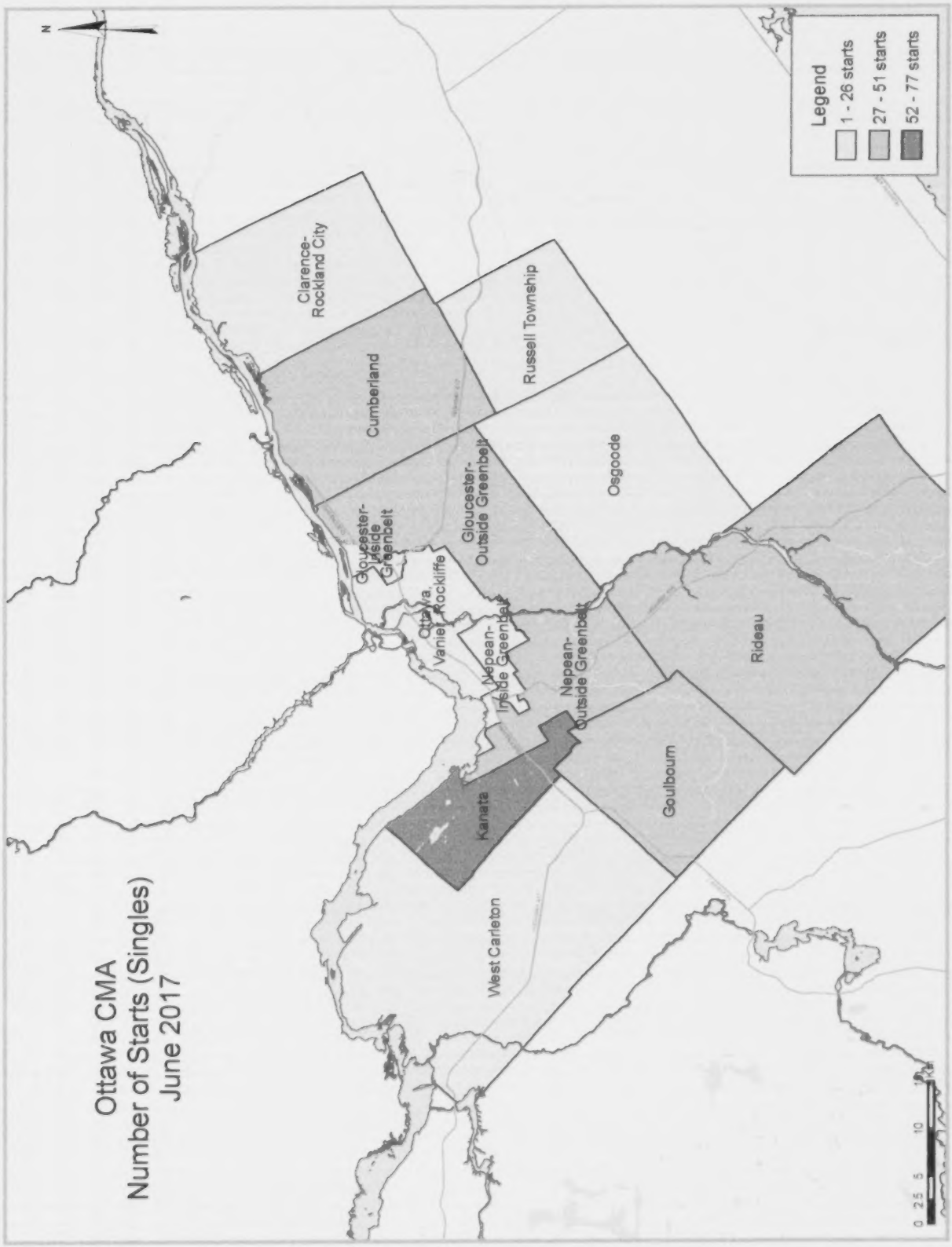
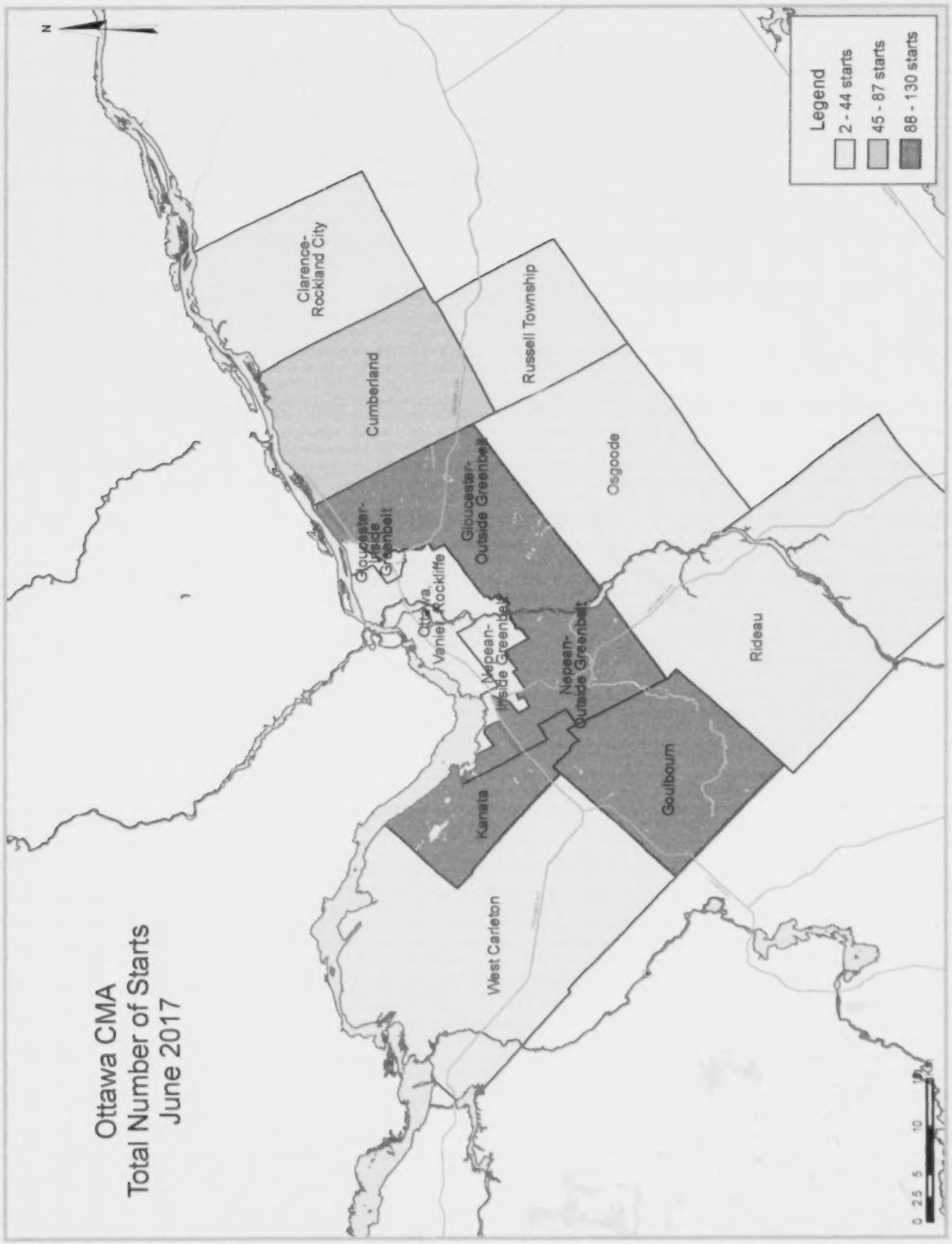
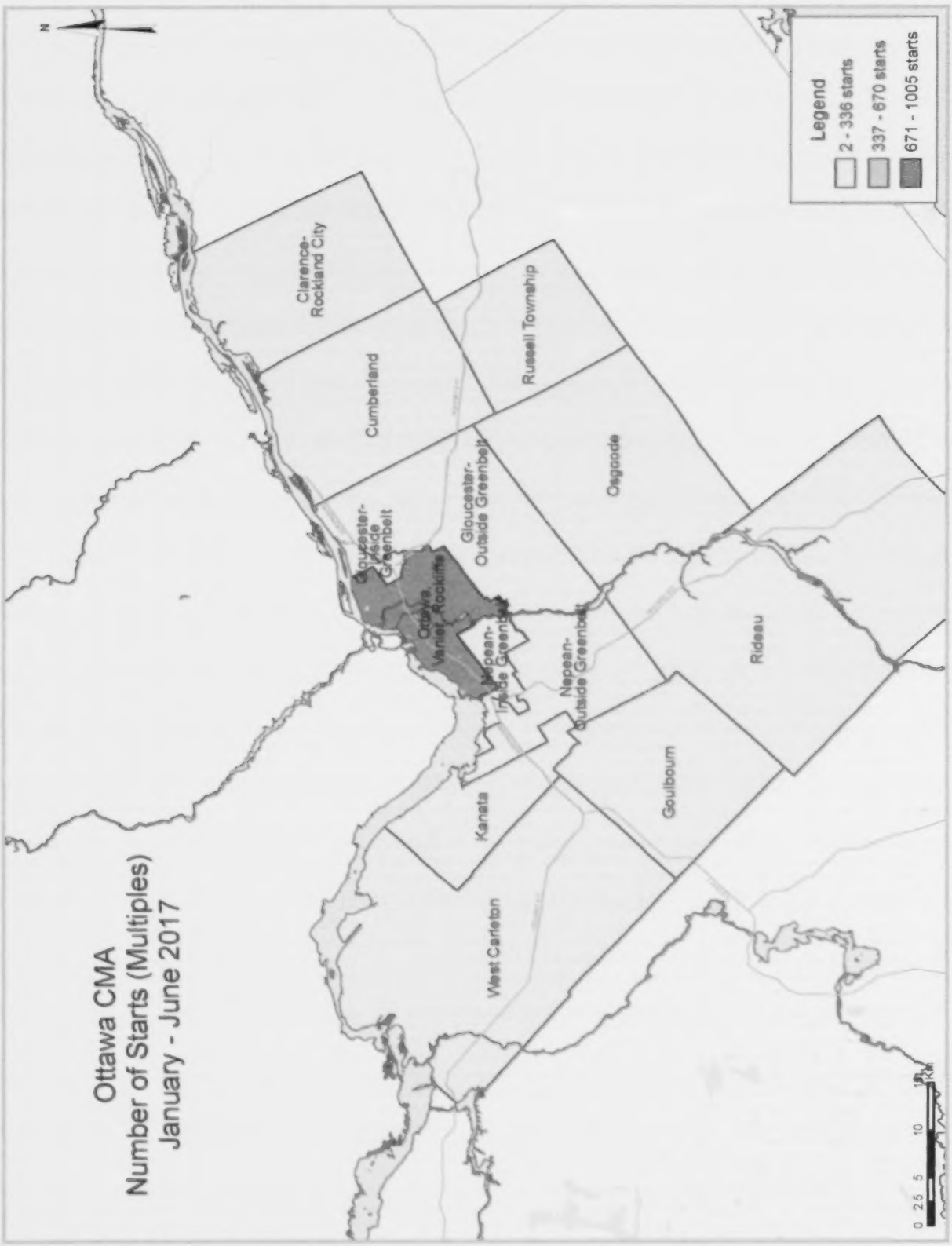
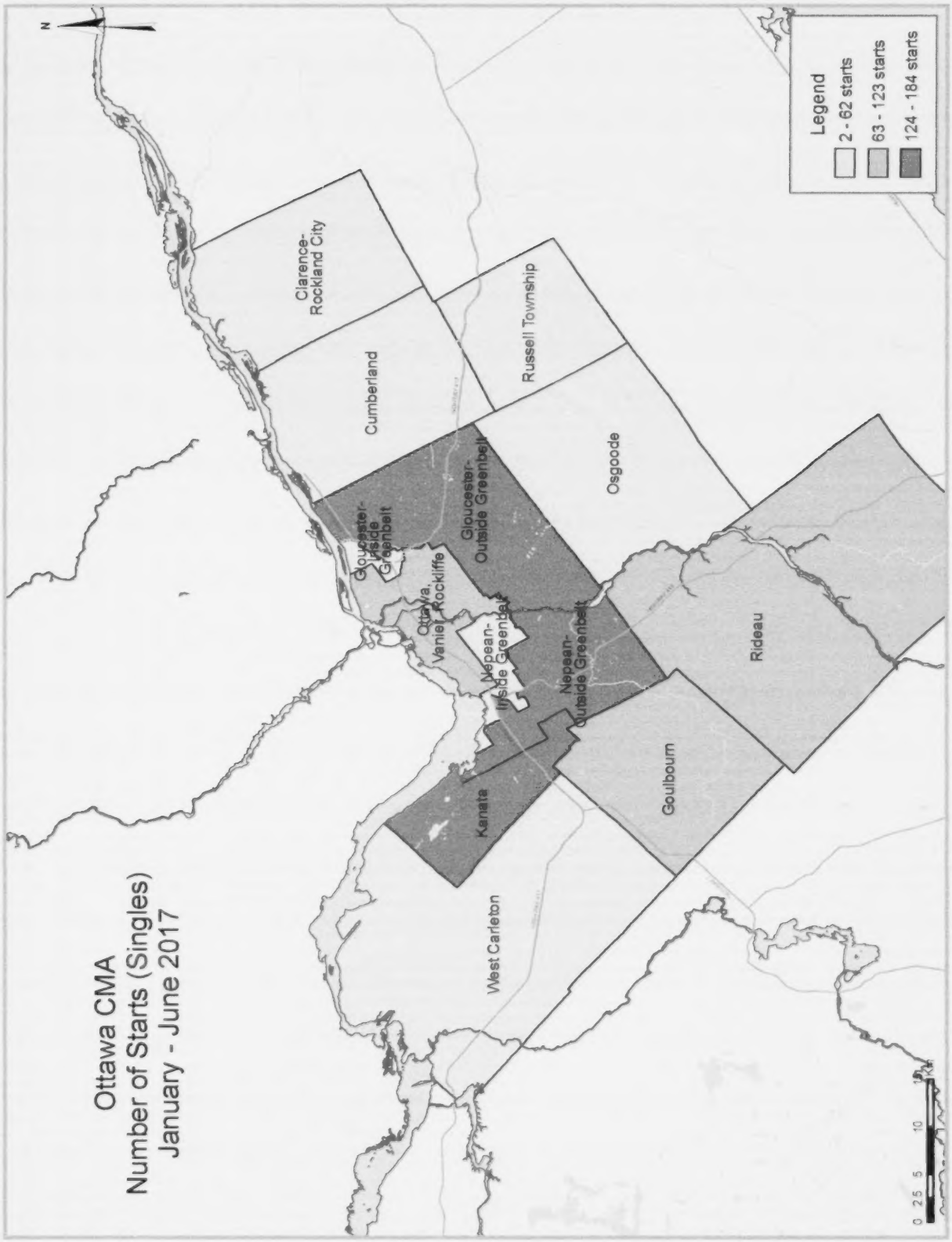
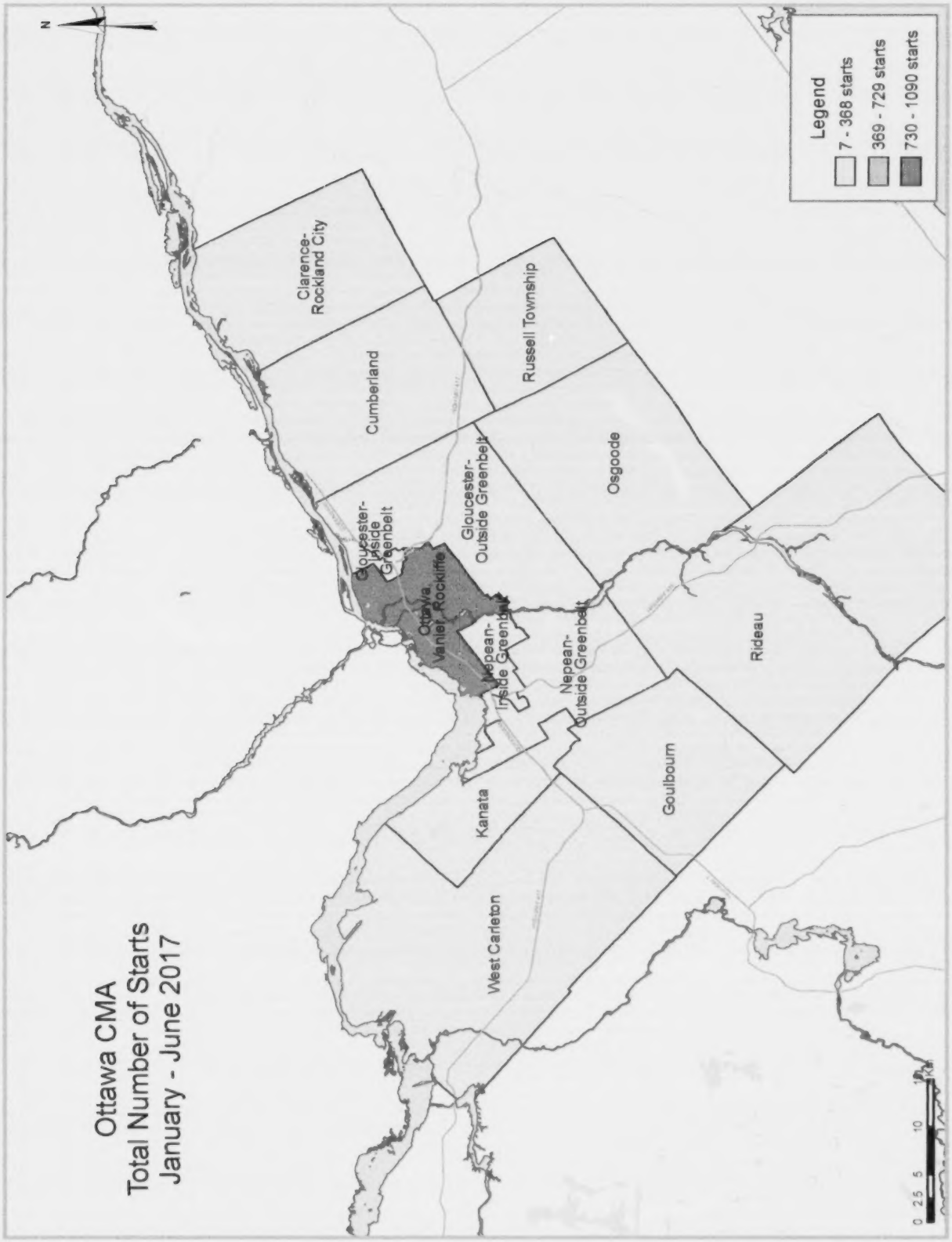
Ottawa CMA
Number of Starts (Multiples)
June 2017
Legend
No starts
2 - 30 starts
31 - 58 starts
59 - 87 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Goulbourn
Kanata
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Singles)
June 2017
N
Legend
1 - 26 starts
27 - 51 starts
52 - 77 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15
Kilometers


Ottawa CMA
Total Number of Starts
June 2017
Legend
2 - 44 starts
45 - 87 starts
88 - 130 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Multiples)
January - June 2017
Legend
2 - 336 starts
337 - 670 starts
671 - 1005 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - June 2017
N
Legend
2 - 62 starts
63 - 123 starts
124 - 184 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - June 2017
N
Legend
7 - 368 starts
369 - 729 starts
730 - 1090 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2017		
Ottawa CMA[1]	May 2017	June 2017
Trend[2]	6,542	6,586
SAAR	6,967	6,511
	June 2016	June 2017
Actual		
June - Single-Detached	254	311
June - Multiples	271	327
June - Total	525	638
January to June - Single-Detached	839	940
January to June - Multiples	1,330	2,131
January to June - Total	2,169	3,071

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	311	18	221	0	0	50	0	38	638
June 2016	254	20	185	0	0	12	38	16	525
% Change	22.4	-10.0	19.5	n/a	n/a	**	-100.0	137.5	21.5
Year-to-date 2017	940	96	717	0	0	717	7	594	3,071
Year-to-date 2016	839	74	701	0	24	344	58	129	2,169
% Change	12.0	29.7	2.3	n/a	-100.0	108.4	-87.9	**	41.6
UNDER CONSTRUCTION									
June 2017	1,284	172	1,257	0	20	1,957	68	1,184	5,942
June 2016	1,183	128	1,181	0	35	1,246	73	815	4,661
% Change	8.5	34.4	6.4	n/a	-42.9	57.1	-6.8	45.3	27.5
COMPLETIONS									
June 2017	200	12	174	0	22	24	36	163	631
June 2016	229	12	190	0	0	16	0	42	489
% Change	-12.7	0.0	-8.4	n/a	n/a	50.0	n/a	**	29.0
Year-to-date 2017	950	90	799	0	22	170	60	322	2,413
Year-to-date 2016	966	60	704	0	4	572	11	106	2,423
% Change	-1.7	50.0	13.5	n/a	**	-70.3	**	**	-0.4
COMPLETED & NOT ABSORBED									
June 2017	105	25	144	0	6	392	n/a	n/a	672
June 2016	116	31	167	0	4	571	n/a	n/a	889
% Change	-9.5	-19.4	-13.8	n/a	50.0	-31.3	n/a	n/a	-24.4
ABSORBED									
June 2017	208	20	175	0	20	50	n/a	n/a	473
June 2016	240	19	223	0	0	36	n/a	n/a	518
% Change	-13.3	5.3	-21.5	n/a	n/a	38.9	n/a	n/a	-8.7
Year-to-date 2017	967	99	816	0	25	293	n/a	n/a	2,200
Year-to-date 2016	947	54	693	0	2	613	n/a	n/a	2,309
% Change	2.1	83.3	17.7	n/a	**	-52.2	n/a	n/a	-4.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
June 2017	276	12	221	0	0	38	0	22	569
June 2016	223	18	179	0	0	12	38	16	486
Ottawa, Vanier, Rockcliffe									
June 2017	15	6	4	0	0	0	0	10	35
June 2016	5	4	0	0	0	0	10	16	35
Nepean inside greenbelt									
June 2017	1	2	0	0	0	0	0	0	3
June 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
June 2017	41	0	38	0	0	12	0	12	103
June 2016	56	6	68	0	0	0	28	0	158
Gloucester inside greenbelt									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
June 2017	28	4	47	0	0	16	0	0	95
June 2016	34	2	57	0	0	0	0	0	93
Kanata									
June 2017	77	0	29	0	0	0	0	0	106
June 2016	44	0	9	0	0	0	0	0	53
Cumberland									
June 2017	29	0	22	0	0	0	0	0	51
June 2016	37	0	8	0	0	0	0	0	45
Goulbourn									
June 2017	43	0	77	0	0	10	0	0	130
June 2016	23	6	37	0	0	0	0	0	66
West Carleton									
June 2017	5	0	0	0	0	0	0	0	5
June 2016	4	0	0	0	0	0	0	0	4
Rideau									
June 2017	30	0	4	0	0	0	0	0	34
June 2016	11	0	0	0	0	12	0	0	23
Osgoode									
June 2017	5	0	0	0	0	0	0	0	5
June 2016	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
June 2017	18	0	0	0	0	12	0	0	30
June 2016	17	0	6	0	0	0	0	0	23
Russell Township									
June 2017	17	6	0	0	0	0	0	16	39
June 2016	14	2	0	0	0	0	0	0	16
Ottawa-Gatineau CMA (Ontario portion)									
June 2017	311	18	221	0	0	50	0	38	638
June 2016	254	20	185	0	0	12	38	16	525

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
June 2017	1,212	154	1,241	0	20	1,925	68	1,109	5,729
June 2016	1,117	120	1,167	0	35	1,218	73	815	4,545
Ottawa, Vanier, Rockcliffe									
June 2017	126	80	60	0	8	1,521	24	840	2,659
June 2016	74	60	38	0	0	935	33	697	1,837
Nepean inside greenbelt									
June 2017	18	2	0	0	0	60	0	0	80
June 2016	9	0	0	0	0	60	0	0	69
Nepean outside greenbelt									
June 2017	271	22	277	0	0	139	26	39	774
June 2016	249	32	352	0	0	122	40	62	857
Gloucester inside greenbelt									
June 2017	4	0	0	0	0	0	0	44	48
June 2016	1	0	0	0	0	0	0	22	23
Gloucester outside greenbelt									
June 2017	170	10	263	0	12	52	18	0	525
June 2016	138	6	228	0	35	22	0	28	457
Kanata									
June 2017	231	2	189	0	0	71	0	184	677
June 2016	282	0	204	0	0	43	0	0	529
Cumberland									
June 2017	74	10	219	0	0	12	0	0	315
June 2016	135	4	190	0	0	0	0	0	329
Goulbourn									
June 2017	132	18	205	0	0	58	0	0	413
June 2016	125	18	148	0	0	24	0	6	321
West Carleton									
June 2017	25	0	8	0	0	0	0	1	34
June 2016	24	0	7	0	0	0	0	0	31
Rideau									
June 2017	124	10	20	0	0	12	0	1	167
June 2016	39	0	0	0	0	12	0	0	51
Osgoode									
June 2017	37	0	0	0	0	0	0	0	37
June 2016	41	0	0	0	0	0	0	0	41
Clarence-Rockland City									
June 2017	31	6	12	0	0	32	0	24	105
June 2016	33	0	6	0	0	0	0	0	39
Russell Township									
June 2017	41	12	4	0	0	0	0	51	108
June 2016	33	8	8	0	0	28	0	0	77
Ottawa-Gatineau CMA (Ontario portion)									
June 2017	1,284	172	1,257	0	20	1,957	68	1,184	5,942
June 2016	1,183	128	1,181	0	35	1,246	73	815	4,661

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
June 2017	193	12	174	0	16	24	36	163	618
June 2016	222	12	184	0	0	16	0	42	476
Ottawa, Vanier, Rockcliffe									
June 2017	3	0	0	0	0	12	6	137	158
June 2016	1	0	0	0	0	0	0	42	43
Nepean inside greenbelt									
June 2017	3	0	0	0	0	0	0	0	3
June 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
June 2017	36	0	39	0	0	0	22	26	123
June 2016	28	4	54	0	0	16	0	0	102
Gloucester inside greenbelt									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
June 2017	23	2	47	0	0	0	8	0	80
June 2016	21	0	43	0	0	0	0	0	64
Kanata									
June 2017	53	2	14	0	0	0	0	0	69
June 2016	76	0	50	0	0	0	0	0	126
Cumberland									
June 2017	17	2	54	0	16	12	0	0	101
June 2016	16	0	6	0	0	0	0	0	22
Goulbourn									
June 2017	20	6	12	0	0	0	0	0	38
June 2016	59	8	31	0	0	0	0	0	98
West Carleton									
June 2017	5	0	0	0	0	0	0	0	5
June 2016	5	0	0	0	0	0	0	0	5
Rideau									
June 2017	25	0	8	0	0	0	0	0	33
June 2016	6	0	0	0	0	0	0	0	6
Osgoode									
June 2017	8	0	0	0	0	0	0	0	8
June 2016	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
June 2017	3	0	0	0	0	0	0	0	3
June 2016	3	0	3	0	0	0	0	0	6
Russell Township									
June 2017	4	0	0	0	6	0	0	0	10
June 2016	4	0	3	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
June 2017	200	12	174	0	22	24	36	163	631
June 2016	229	12	190	0	0	16	0	42	489

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
June 2017	89	22	138	0	6	381	n/a	n/a	636
June 2016	93	20	163	0	4	569	n/a	n/a	849
Ottawa, Vanier, Rockcliffe									
June 2017	1	6	6	0	2	291	n/a	n/a	306
June 2016	2	9	1	0	2	407	n/a	n/a	421
Nepean inside greenbelt									
June 2017	0	0	0	0	0	35	n/a	n/a	35
June 2016	0	0	0	0	0	50	n/a	n/a	50
Nepean outside greenbelt									
June 2017	11	5	18	0	0	19	n/a	n/a	53
June 2016	15	6	52	0	0	33	n/a	n/a	106
Gloucester inside greenbelt									
June 2017	0	0	0	0	0	2	n/a	n/a	2
June 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
June 2017	24	2	49	0	2	21	n/a	n/a	98
June 2016	26	0	56	0	2	43	n/a	n/a	127
Kanata									
June 2017	15	1	15	0	0	2	n/a	n/a	33
June 2016	22	0	20	0	0	2	n/a	n/a	44
Cumberland									
June 2017	10	1	14	0	2	10	n/a	n/a	37
June 2016	7	0	19	0	0	22	n/a	n/a	48
Goulbourn									
June 2017	20	6	27	0	0	1	n/a	n/a	54
June 2016	20	5	15	0	0	9	n/a	n/a	49
West Carleton									
June 2017	0	1	0	0	0	0	n/a	n/a	1
June 2016	0	0	0	0	0	0	n/a	n/a	0
Rideau									
June 2017	7	0	9	0	0	0	n/a	n/a	16
June 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
June 2017	1	0	0	0	0	0	n/a	n/a	1
June 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
June 2017	6	0	6	0	0	0	n/a	n/a	12
June 2016	7	0	3	0	0	0	n/a	n/a	10
Russell Township									
June 2017	10	3	0	0	0	11	n/a	n/a	24
June 2016	16	11	1	0	0	2	n/a	n/a	30
Ottawa-Gatineau CMA (Ontario portion)									
June 2017	105	25	144	0	6	392	n/a	n/a	672
June 2016	116	31	167	0	4	571	n/a	n/a	889

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
June 2017	198	16	175	0	14	50	n/a	n/a	453
June 2016	235	19	220	0	0	36	n/a	n/a	510
Ottawa, Vanier, Rockcliffe									
June 2017	3	5	0	0	0	19	n/a	n/a	27
June 2016	4	3	0	0	0	16	n/a	n/a	23
Nepean inside greenbelt									
June 2017	3	0	0	0	0	0	n/a	n/a	3
June 2016	1	0	0	0	0	3	n/a	n/a	4
Nepean outside greenbelt									
June 2017	36	0	44	0	0	8	n/a	n/a	88
June 2016	30	8	64	0	0	9	n/a	n/a	111
Gloucester inside greenbelt									
June 2017	0	0	0	0	0	1	n/a	n/a	1
June 2016	1	0	0	0	0	0	n/a	n/a	1
Gloucester outside greenbelt									
June 2017	28	2	43	0	0	10	n/a	n/a	83
June 2016	27	0	51	0	0	4	n/a	n/a	82
Kanata									
June 2017	58	1	16	0	0	0	n/a	n/a	75
June 2016	76	0	60	0	0	1	n/a	n/a	137
Cumberland									
June 2017	17	3	52	0	14	12	n/a	n/a	98
June 2016	16	0	13	0	0	2	n/a	n/a	31
Goulbourn									
June 2017	18	5	16	0	0	0	n/a	n/a	39
June 2016	61	7	31	0	0	1	n/a	n/a	100
West Carleton									
June 2017	5	0	0	0	0	0	n/a	n/a	5
June 2016	5	1	1	0	0	0	n/a	n/a	7
Rideau									
June 2017	22	0	4	0	0	0	n/a	n/a	26
June 2016	6	0	0	0	0	0	n/a	n/a	6
Osgoode									
June 2017	8	0	0	0	0	0	n/a	n/a	8
June 2016	8	0	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
June 2017	6	0	0	0	0	0	n/a	n/a	6
June 2016	1	0	0	0	0	0	n/a	n/a	1
Russell Township									
June 2017	4	4	0	0	6	0	n/a	n/a	14
June 2016	4	0	3	0	0	0	n/a	n/a	7
Ottawa-Gatineau CMA (Ontario portion)									
June 2017	208	20	175	0	20	50	n/a	n/a	473
June 2016	240	19	223	0	0	36	n/a	n/a	518

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Ottawa City	276	223	12	20	221	215	60	28	569	486	17.1
Ottawa, Vanier, Rockcliffe	15	5	6	6	4	8	10	16	35	35	0.0
Nepean inside greenbelt	1	0	2	0	0	0	0	0	3	0	n/a
Nepean outside greenbelt	41	56	0	6	38	96	24	0	103	158	-34.8
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	28	34	4	2	47	57	16	0	95	93	2.2
Kanata	77	44	0	0	29	9	0	0	106	53	100.0
Cumberland	29	37	0	0	22	8	0	0	51	45	13.3
Goulbourn	43	23	0	6	77	37	10	0	130	66	97.0
West Carleton	5	4	0	0	0	0	0	0	5	4	25.0
Rideau	30	11	0	0	4	0	0	12	34	23	47.8
Osgoode	5	9	0	0	0	0	0	0	5	9	-44.4
Clarence-Rockland City	18	17	0	0	0	6	12	0	30	23	30.4
Russell Township	17	14	6	2	0	0	16	0	39	16	143.8
Ottawa-Gatineau CMA (Ontario Portion)	311	254	18	22	221	221	88	28	638	525	21.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	860	765	85	76	695	756	1,210	445	2,850	2,042	39.6
Ottawa, Vanier, Rockcliffe	85	28	33	42	26	14	946	257	1,090	341	**
Nepean inside greenbelt	5	6	2	0	0	0	0	0	7	6	16.7
Nepean outside greenbelt	172	172	6	16	115	239	56	81	349	508	-31.3
Gloucester inside greenbelt	2	0	0	0	0	0	22	22	24	22	9.1
Gloucester outside greenbelt	143	117	12	2	160	181	40	12	355	312	13.8
Kanata	184	165	2	0	35	128	93	43	314	336	-6.5
Cumberland	61	121	10	4	197	123	12	0	280	248	12.9
Goulbourn	103	94	16	12	148	68	34	18	301	192	56.8
West Carleton	13	9	0	0	4	3	0	0	17	12	41.7
Rideau	74	27	2	0	10	0	7	12	93	39	138.5
Osgoode	18	26	2	0	0	0	0	0	20	26	-23.1
Clarence-Rockland City	36	38	4	0	12	9	56	0	108	47	129.8
Russell Township	44	36	14	8	4	8	51	28	113	80	41.3
Ottawa-Gatineau CMA (Ontario Portion)	940	839	103	84	711	773	1,317	473	3,071	2,169	41.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Ottawa City	221	179	0	36	38	12	22	16
Ottawa, Vanier, Rockcliffe	4	0	0	8	0	0	10	16
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	38	68	0	28	12	0	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	47	57	0	0	16	0	0	0
Kanata	29	9	0	0	0	0	0	0
Cumberland	22	8	0	0	0	0	0	0
Goulbourn	77	37	0	0	10	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	4	0	0	0	0	12	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	0	12	0	0	0
Russell Township	0	0	0	0	0	0	16	0
Ottawa-Gatineau CMA (Ontario Portion)	221	185	0	36	50	12	38	16

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	695	708	0	48	691	316	519	129
Ottawa, Vanier, Rockcliffe	26	6	0	8	541	218	405	39
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	115	199	0	40	44	19	12	62
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	160	181	0	0	40	12	0	0
Kanata	35	128	0	0	14	43	79	0
Cumberland	197	123	0	0	12	0	0	0
Goulbourn	148	68	0	0	34	12	0	6
West Carleton	4	3	0	0	0	0	0	0
Rideau	10	0	0	0	6	12	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	12	9	0	0	32	0	24	0
Russell Township	4	8	0	0	0	28	51	0
Ottawa-Gatineau CMA (Ontario Portion)	711	725	0	48	723	344	594	129

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Ottawa City	509	420	38	12	22	54	569	486
Ottawa, Vanier, Rockcliffe	25	9	0	0	10	26	35	35
Nepean inside greenbelt	3	0	0	0	0	0	3	0
Nepean outside greenbelt	79	130	12	0	12	28	103	158
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	79	93	16	0	0	0	95	93
Kanata	106	53	0	0	0	0	106	53
Cumberland	51	45	0	0	0	0	51	45
Goulbourn	120	66	10	0	0	0	130	66
West Carleton	5	4	0	0	0	0	5	4
Rideau	34	11	0	12	0	0	34	23
Osgoode	5	9	0	0	0	0	5	9
Clarence-Rockland City	18	23	12	0	0	0	30	23
Russell Township	23	16	0	0	16	0	39	16
Ottawa-Gatineau CMA (Ontario Portion)	550	459	50	12	38	54	638	525

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,639	1,515	685	340	526	187	2,850	2,042
Ottawa, Vanier, Rockcliffe	139	66	541	218	410	57	1,090	341
Nepean inside greenbelt	7	6	0	0	0	0	7	6
Nepean outside greenbelt	293	387	44	19	12	102	349	508
Gloucester inside greenbelt	2	0	0	0	22	22	24	22
Gloucester outside greenbelt	313	276	40	36	2	0	355	312
Kanata	221	293	14	43	79	0	314	336
Cumberland	268	248	12	0	0	0	280	248
Goulbourn	267	174	34	12	0	6	301	192
West Carleton	17	12	0	0	0	0	17	12
Rideau	92	27	0	12	1	0	93	39
Osgoode	20	26	0	0	0	0	20	26
Clarence-Rockland City	52	47	32	0	24	0	108	47
Russell Township	62	52	0	28	51	0	113	80
Ottawa-Gatineau CMA (Ontario Portion)	1,753	1,614	717	368	601	187	3,071	2,169

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Ottawa City	193	222	18	12	220	184	187	58	618	476	29.8
Ottawa, Vanier, Rockcliffe	3	1	6	0	0	0	149	42	158	43	**
Nepean inside greenbelt	3	1	0	0	0	0	0	0	3	1	200.0
Nepean outside greenbelt	36	28	0	4	61	54	26	16	123	102	20.6
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	23	21	2	0	55	43	0	0	80	64	25.0
Kanata	53	76	2	0	14	50	0	0	69	126	-45.2
Cumberland	17	16	2	0	70	6	12	0	101	22	**
Goulbourn	20	59	6	8	12	31	0	0	38	98	-61.2
West Carleton	5	5	0	0	0	0	0	0	5	5	0.0
Rideau	25	6	0	0	8	0	0	0	33	6	**
Osgoode	8	8	0	0	0	0	0	0	8	8	0.0
Clarence-Rockland City	3	3	0	0	0	3	0	0	3	6	-50.0
Russell Township	4	4	0	0	6	3	0	0	10	7	42.9
Ottawa-Gatineau CMA (Ontario Portion)	200	229	18	12	226	190	187	58	631	489	29.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	870	900	92	58	847	699	464	658	2,273	2,315	-1.8
Ottawa, Vanier, Rockcliffe	36	33	24	28	23	10	284	459	367	530	-30.8
Nepean inside greenbelt	11	6	0	0	0	0	0	0	11	6	83.3
Nepean outside greenbelt	165	153	18	16	270	211	122	47	575	427	34.7
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	87	145	8	2	134	158	36	52	265	357	-25.8
Kanata	247	245	2	0	156	230	0	12	405	487	-16.8
Cumberland	116	82	6	0	152	51	22	76	296	209	41.6
Goulbourn	91	172	24	12	83	35	0	12	198	231	-14.3
West Carleton	20	12	4	0	8	4	0	0	32	16	100.0
Rideau	60	19	4	0	21	0	0	0	85	19	**
Osgoode	37	31	2	0	0	0	0	0	39	31	25.8
Clarence-Rockland City	45	33	0	0	4	3	0	20	49	56	-12.5
Russell Township	35	34	18	12	10	6	28	0	91	52	75.0
Ottawa-Gatineau CMA (Ontario Portion)	950	967	110	70	861	708	492	678	2,413	2,423	-0.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Ottawa City	190	184	30	0	24	16	163	42
Ottawa, Vanier, Rockcliffe	0	0	0	0	12	0	137	42
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	39	54	22	0	0	16	26	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	47	43	8	0	0	0	0	0
Kanata	14	50	0	0	0	0	0	0
Cumberland	70	6	0	0	12	0	0	0
Goulbourn	12	31	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	8	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	3	0	0	0	0	0	0
Russell Township	6	3	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	196	190	30	0	24	16	163	42

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	807	699	40	0	142	572	322	86
Ottawa, Vanier, Rockcliffe	13	10	10	0	24	373	260	86
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	248	211	22	0	60	47	62	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	126	158	8	0	36	52	0	0
Kanata	156	230	0	0	0	12	0	0
Cumberland	152	51	0	0	22	76	0	0
Goulbourn	83	35	0	0	0	12	0	0
West Carleton	8	4	0	0	0	0	0	0
Rideau	21	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	3	0	0	0	0	0	20
Russell Township	10	6	0	0	28	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	821	708	40	0	170	572	322	106

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Ottawa City	379	418	40	16	199	42	618	476
Ottawa, Vanier, Rockcliffe	3	1	12	0	143	42	158	43
Nepean inside greenbelt	3	1	0	0	0	0	3	1
Nepean outside greenbelt	75	86	0	16	48	0	123	102
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	72	64	0	0	8	0	80	64
Kanata	69	126	0	0	0	0	69	126
Cumberland	73	22	28	0	0	0	101	22
Goulbourn	38	98	0	0	0	0	38	98
West Carleton	5	5	0	0	0	0	5	5
Rideau	33	6	0	0	0	0	33	6
Osgoode	8	8	0	0	0	0	8	8
Clarence-Rockland City	3	6	0	0	0	0	3	6
Russell Township	4	7	6	0	0	0	10	7
Ottawa-Gatineau CMA (Ontario Portion)	386	431	46	16	199	42	631	489

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,733	1,642	158	576	382	97	2,273	2,315
Ottawa, Vanier, Rockcliffe	53	60	24	373	290	97	367	530
Nepean inside greenbelt	11	6	0	0	0	0	11	6
Nepean outside greenbelt	431	380	60	47	84	0	575	427
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	221	301	36	56	8	0	265	357
Kanata	405	475	0	12	0	0	405	487
Cumberland	258	133	38	76	0	0	296	209
Goulbourn	198	219	0	12	0	0	198	231
West Carleton	32	16	0	0	0	0	32	16
Rideau	85	19	0	0	0	0	85	19
Osgoode	39	31	0	0	0	0	39	31
Clarence-Rockland City	49	36	0	0	0	20	49	56
Russell Township	57	52	34	0	0	0	91	52
Ottawa-Gatineau CMA (Ontario Portion)	1,839	1,730	192	576	382	117	2,413	2,423

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
June 2017	5	3.0	55	32.5	43	25.4	25	14.8	41	24.3	169	520,000	521,789
June 2016	0	0.0	78	37.1	73	34.8	17	8.1	42	20.0	210	-	515,165
Year-to-date 2017	15	2.0	268	36.1	212	28.6	81	10.9	166	22.4	742	490,000	521,391
Year-to-date 2016	5	0.7	304	40.0	270	35.5	66	8.7	115	15.1	760	470,000	507,797
Ottawa, Vanier, Rockcliffe													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2016	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	-	-
Nepean inside greenbelt													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
June 2017	0	0.0	12	33.3	14	38.9	8	22.2	2	5.6	36	507,500	499,849
June 2016	0	0.0	14	48.3	11	37.9	2	6.9	2	6.9	29	-	472,149
Year-to-date 2017	0	0.0	59	36.0	53	32.3	24	14.6	28	17.1	164	515,000	512,566
Year-to-date 2016	2	1.4	59	40.1	47	32.0	20	13.6	19	12.9	147	-	500,858
Gloucester inside greenbelt													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
June 2017	0	0.0	3	11.5	6	23.1	8	30.8	9	34.6	26	580,000	542,219
June 2016	0	0.0	6	23.1	16	61.5	1	3.8	3	11.5	26	-	507,575
Year-to-date 2017	0	0.0	6	7.2	34	41.0	22	26.5	21	25.3	83	580,000	541,969
Year-to-date 2016	1	0.8	43	33.3	50	38.8	15	11.6	20	15.5	129	560,000	507,524
Kanata													
June 2017	0	0.0	24	42.1	14	24.6	4	7.0	15	26.3	57	475,000	514,504
June 2016	0	0.0	25	33.3	18	24.0	5	6.7	27	36.0	75	-	-
Year-to-date 2017	1	0.4	97	39.1	60	24.2	21	8.5	69	27.8	248	475,000	526,752
Year-to-date 2016	0	0.0	99	41.3	69	28.8	17	7.1	55	22.9	240	-	-
Cumberland													
June 2017	0	0.0	9	75.0	0	0.0	1	8.3	2	16.7	12	-	396,930
June 2016	0	0.0	6	37.5	7	43.8	3	18.8	0	0.0	16	-	-
Year-to-date 2017	1	1.0	63	60.6	30	28.8	3	2.9	7	6.7	104	415,000	442,068
Year-to-date 2016	1	1.3	37	49.3	31	41.3	5	6.7	1	1.3	75	-	-
Goulbourn													
June 2017	0	0.0	3	18.8	6	37.5	3	18.8	4	25.0	16	-	490,225
June 2016	0	0.0	27	47.4	21	36.8	5	8.8	4	7.0	57	-	-
Year-to-date 2017	1	1.3	30	38.0	28	35.4	9	11.4	11	13.9	79	545,000	478,011
Year-to-date 2016	0	0.0	65	43.3	71	47.3	7	4.7	7	4.7	150	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
June 2017	5	26.3	3	15.8	2	10.5	1	5.3	8	42.1	19	-	517,235
June 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2017	12	31.6	10	26.3	2	5.3	2	5.3	12	31.6	38	-	517,235
Year-to-date 2016	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
Osgoode													
June 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	3	25.0	5	41.7	0	0.0	4	33.3	12	-	-
Year-to-date 2016	0	0.0	1	16.7	0	0.0	0	0.0	5	83.3	6	-	-
Clarence-Rockland City													
June 2017	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	382,175
June 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	12	41.4	17	58.6	0	0.0	0	0.0	0	0.0	29	365,000	355,162
Year-to-date 2016	0	0.0	10	90.9	1	9.1	0	0.0	0	0.0	11	-	-
Russell Township													
June 2017	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	-	391,150
June 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	6	18.2	22	66.7	5	15.2	0	0.0	0	0.0	33	-	383,418
Year-to-date 2016	5	18.5	21	77.8	1	3.7	0	0.0	0	0.0	27	-	-
Ottawa-Gatineau CMA (Ontario portion)													
June 2017	6	3.4	61	34.5	44	24.9	25	14.1	41	23.2	177	495,000	515,681
June 2016	0	0.0	83	38.6	73	34.0	17	7.9	42	19.5	215	485,000	513,008
Year-to-date 2017	33	4.1	307	38.2	217	27.0	81	10.1	166	20.6	804	475,000	507,431
Year-to-date 2016	10	1.3	335	42.0	272	34.1	66	8.3	115	14.4	798	465,000	495,059

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2017

Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	521,789	515,165	1.3	521,391	507,797	2.7
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	499,849	472,149	5.9	512,566	500,858	2.3
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	542,219	507,575	6.8	541,969	507,524	6.8
Kanata	514,504	-	n/a	526,752	-	n/a
Cumberland	396,930	-	n/a	442,068	-	n/a
Goulbourn	490,225	-	n/a	478,011	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	517,235	-	n/a	517,235	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	382,175	-	n/a	355,162	-	n/a
Russell Township	391,150	-	n/a	383,418	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	515,681	513,008	0.5	507,431	495,059	2.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

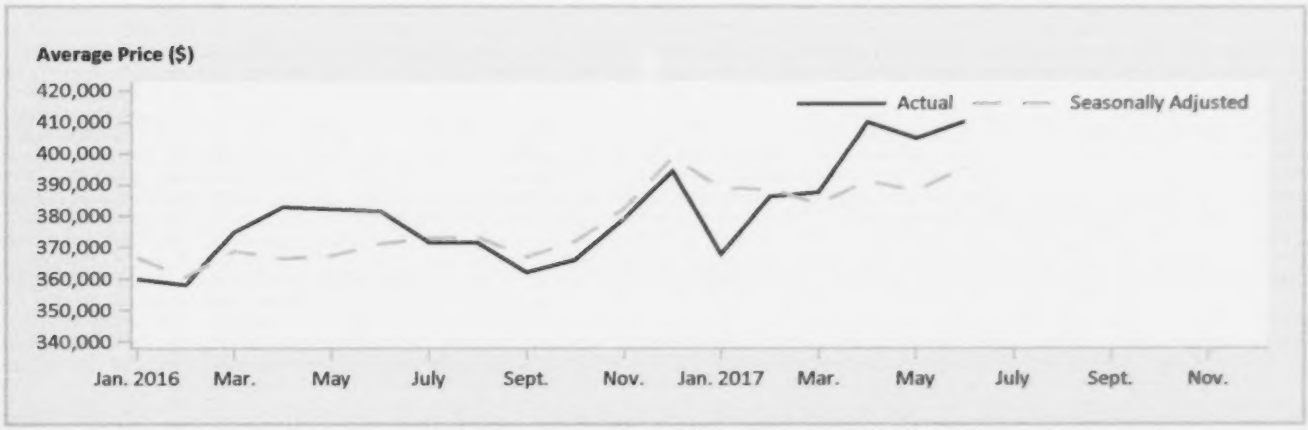


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

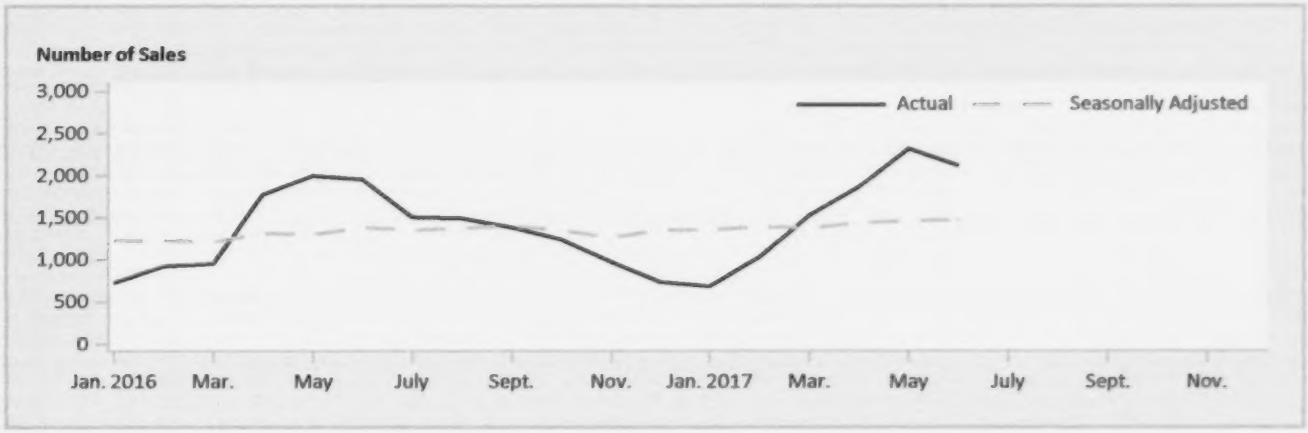
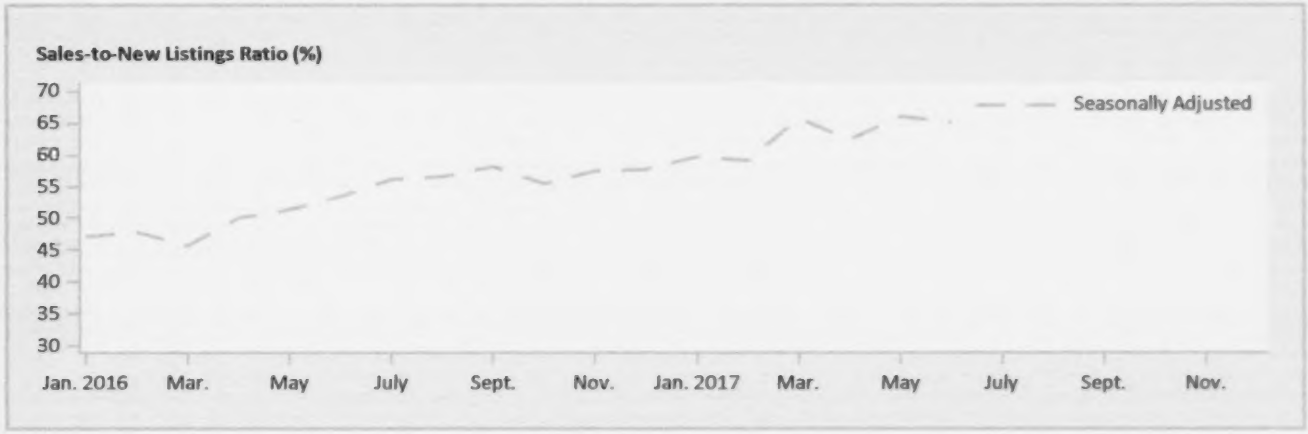


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	99.0	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	98.8	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	98.8	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	99.0	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	99.2	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	99.2	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	99.2	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	99.3	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	99.5	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	99.7	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	100.0	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64	100.1	128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	553	5.1	69.1	1,084
	March	561	3.14	4.64	100.8	129.5	553	5.0	68.9	1,080
	April	561	3.14	4.64	101.1	130.2	550	5.1	68.5	1,090
	May	561	3.14	4.64	101.5	130.0	546	5.8	68.5	1,106
	June	561	3.14	4.64		130.1	546	6.1	68.6	1,114
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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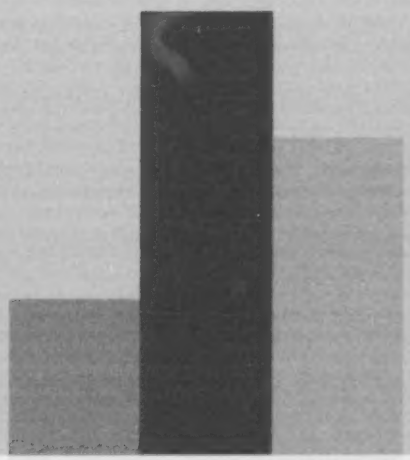

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